

**Minutes of the Meeting
January 21, 1999**

Projects Reviewed

Municipal Center Master Plan
Municipal Courts
WSCTC Expansion Project

Convened: 8:00am

Adjourned: 4:30pm

Commissioners Present

Rick Sundberg, chair
Moe Batra
Carolyn Darwish
Gail Dubrow
Robert Foley
Jeff Girvin
Gerald Hansmire

Staff Present

Vanessa Murdock
Peter Aylsworth
Rebecca Walls

012199.1 Project: **Municipal Civic Center Master Plan**
 Phase: Conceptual
 Presenters: Dennis Haskell, Hewitt Architects
 Norma Miller, Executive Services Department
 Attendees: Pam Beyette, artist coordinator
 Susana Covarrubias, NBBJ Architects
 Marty Curry, Seattle Planning Commission
 Patrick Doherty, Design, Construction & Land Use
 Dennis Forsyth, NBBJ Architects
 Susanne Friedman, Seattle Planning Commission
 Larry Goetz, NBBJ Architects
 Barbara Goldstein, Seattle Arts Commission
 Maria E. Gonzalez, Seattle Planning Commission
 Knut Hanson, NBBJ Architects
 Alex Jaegerman, Executive Director candidate
 Sarah McCain, NBBJ Architects
 Kathryn McCollister, NBBJ Architects
 Tony Puma, Executive Services Department
 Jun Quan, Executive Services Department
 Duncan Thoeme, NBBJ Architects
 Tom Wales, Seattle Planning Commission
 Rick Zieve, NBBJ Architects
 Time: 1 hr. (0.3%) CIP

The Municipal Civic Center Master Plan is being developed by Hewitt Architects in conjunction with an oversight committee with members of the Seattle Design and Planning Commissions.

The project vision is to emphasize the Civic Center as an important public place, inviting participation and celebration, and providing a truly wonderful place for Seattle's citizens while creating an appropriate, efficient, and nurturing environment for our city government.

Project Principles

- Adopt a Civic Center Master Plan - develop a 100 year vision for the City's center of government, retaining flexibility for future decisions and decision-makers.
- Retain Strategic property - Maintain ownership of the Public Safety Building and Municipal Building sites to accommodate City needs strategically.
- Develop Public Access - Create and implement a master plan for the public access to City facilities as an essential component to the City's public service goals.
- Manage Civic Center Development

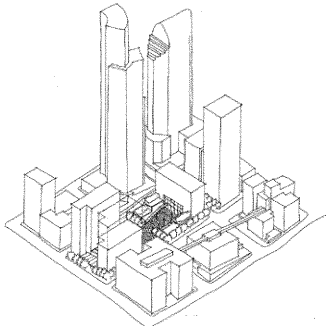
Project Goals

Seattle's Civic Center should...

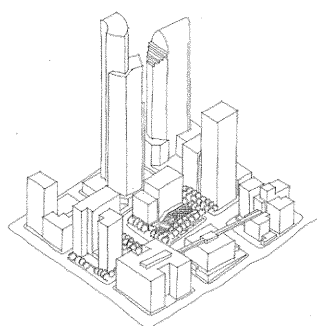
- have a unified image, integrating the City's downtown buildings into a coherent "campus" which establishes a sense of civic identity and reinforces the ceremonial nature of many public functions,
- provide accessibility for all citizens,
- enhance and reinforce creation of a '24-hour' downtown,
- consist of an internally coherent design with clear access to services needed by the public,

- have clearer connections to adjacent neighborhoods,
- plan for the reuse of vacated properties as part of the overall Municipal Campus Plan.

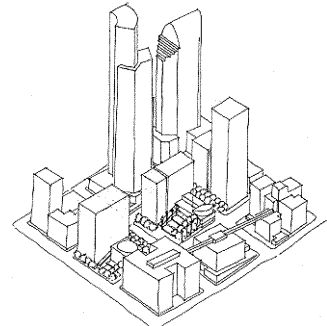
A more detailed and comprehensive set of design guidelines and objectives will be included in the Master Plan document. The Master Plan will also include reuse options for the Arctic, Alaska, and Dexter Horton Buildings.



Concept One



Concept Two



Concept Three

Three conceptual alternatives for the Master Plan were presented to the community at the second workshop. The preferred alternative included an outdoor plaza space along the south side of both the Public Safety and Municipal Building sites. The city hall portions of the program would be located on the northeast corner of the Municipal Building site.

The design team developed this alternative into a final preferred conceptual alternative that formalizes the open space and centralizes city functions. The plaza space will remain level while garden terraces follow the slope of the site.

Discussion:

Goldstein:

At a recent Arts Commission retreat we discussed the integration of public art into this planning effort. Are you allocating money for an arts planner and how soon will they be involved?

Haskell:

We plan to involve an art coordinator/planner from the city's roster as soon as possible.

Dubrow:

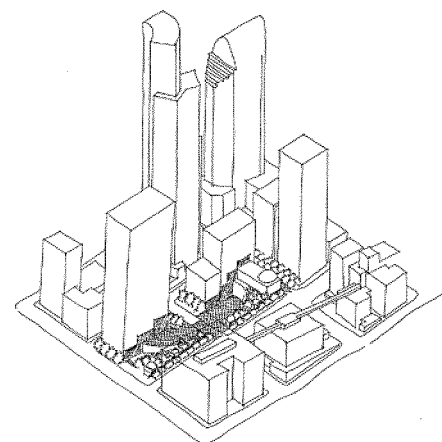
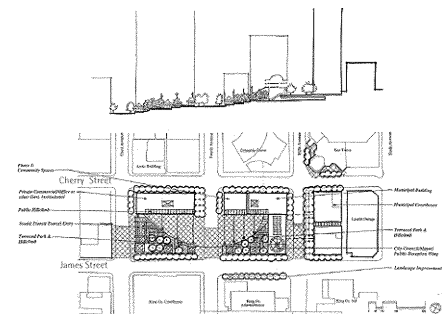
What are the reasons for the lack of support for a tunnel under Fifth Avenue?

Haskell:

The tunnel was not supported based on cost issues, the importance of pedestrian vitality at street level, and personal security. People generally want to enliven the streetscape in the area and a tunnel seems counter to that desire. There is currently a tunnel between Key Tower and Columbia Center.

Dubrow:

The proposed concepts for the new City Hall contain architectural representations of the City Council and the Mayoral branches of government. However, citizen participation in government seems to lack that architectural expression. The Master Plan is developing in that direction,



Preferred alternative plan sketch

but it is not yet formalized. It is important for citizens to form the third branch of a tripartite system of government, as direct participants not as mere patrons.

- Hansmire:** Now is a good time to include objectives of representing a tripartite government in the Design Guidelines.
- Sundberg:** The difficulty lies in conceptualizing a Master Plan without designing actual architectural elements. There is an opportunity to articulate the role of citizens in government and to resonate who citizens are in a pluralistic sense. These issues can be addressed in a Master Plan while still leaving room for designers. How can we encourage King County to match the city's efforts on the south side of James Street?
- Haskell:** King County is planning a remodel of the Courthouse that would eliminate entry from the north side. All access will occur on the south side. There have been discussions regarding the potential addition of retail along James Street.
- Miller:** I have had discussions with the King County facilities director regarding street improvements on James Street. She is excited about the opportunities afforded by this project.
- Dubrow:** At what point will the traffic conditions be bad enough to warrant reducing pedestrian activity around this intersection? The current traffic problems seem extremely difficult to resolve and I wonder if other means of pedestrian access, i.e. tunnel or skybridge, aren't necessary.
- Haskell:** We haven't determined the breaking point yet. We currently have a traffic consultant working on various alternatives. It is difficult to speculate on the amount of pedestrian traffic that will result from the Municipal Civic Center development.
- Hansmire:** The anticipated development around this intersection could easily result in 10,000 pedestrians. The sidewalk sizes and materials aren't intended to accommodate that kind of volume. I encourage further exploration of alternative access opportunities.
- Curry:** The location of the city's boards and commissions, with easy public access, is an opportunity to articulate direct citizen participation in government.
- Foley:** The preferred alternative is moving in the right direction. I like the more concentrated open space and its relationship to the slopes. I am interested in how the plaza will be activated. There is a range of opportunities that could result from strategic planning and amenities.
- Athens:** A well articulated vision for the Municipal Civic Center as a whole needs to relate to the city's broader vision statement of values and objectives. I encourage further exploration into what values the city claims to embrace. Sustainable design guidelines will be a crucial addition to the Master Planning effort.
- Haskell:** We have been developing an extensive compilation of design objectives and goals that will be included in the Master Plan document. Time constraints made it impossible to present them all today.
- Dubrow:** The vision needs to be linked to the notions of governance being articulated, the formation of civic open space that provides spaces for lingering as well as assembly, and the construction of environmentally responsible landscapes.
- Batra:** Key Tower seems disconnected from the complex. A skybridge may be an opportunity to visually link Key Tower with the other buildings while alleviating traffic conflicts.
- Girvin:** The preferred alternative seems to be well developed.

- Hansmire:** How much time is anticipated between completion of the new City Hall and the demolition of the existing Municipal Building in phase two.
- Miller:** We plan to have the phase two designs ready for implementation immediately after the new City Hall is completed and occupied.
- Doherty:** Is the unprogrammed speculative space in the proposed plan large enough to accommodate city occupants in Key Tower, if it is eventually sold?
- Haskell:** It may be, we haven't explored that possibility.
- Action:** **The Commission appreciates the thorough presentation and commends the design team for the exploration of additional alternatives. The Commission:**
- encourages an ongoing dialogue with King County regarding James Street improvements and pedestrian amenities,
 - requests continued development of the vision statement and Design Guidelines with further articulation of civic participation in the landscape, open space, and architectural elements,
 - recommends the inclusion of Design Guidelines that insure a sustainable approach to design,
 - recommends an assessment of the new facility's ability to accommodate the occupants of Key Tower if it is sold, and
 - encourages a presentation of potential connections to Key Tower including at grade, tunnel, and skybridge opportunities.

012199.2 Project: **Municipal Courts**
 Phase: Conceptual
 Presenters: Dennis Forsyth, NBBJ Architects
 Rick Zieve, NBBJ Architects
 Attendees: Pam Beyette, artist coordinator
 Susana Covarrubias, NBBJ Architects
 Dennis Forsyth, NBBJ Architects
 Larry Goetz, NBBJ Architects
 Barbara Goldstein, Seattle Arts Commission
 Maria E. Gonzalez, Seattle Planning Commission
 Knut Hanson, NBBJ Architects
 Alex Jaegerman, Executive Director candidate
 Sarah McCain, NBBJ Architects
 Kathryn McCollister, NBBJ Architects
 Tony Puma, Executive Services Department
 Jun Quan, Executive Services Department
 Duncan Thoeme, NBBJ Architects
 Rick Zieve, NBBJ Architects
 Time: 1 hr. (0.3%) CIP

The Municipal Courts facility constitutes the first major building in the new Civic Center. It will be located on Fifth Avenue between James and Cherry Streets. The facility will house the Municipal courthouse functions and the Seattle Police Department Headquarters.

Given the two separate entities within the building, issues of identity, security, access, and integration need early resolution. The design team explored various massing alternatives that would facilitate the collocation of the police and courthouse functions. The preferred alternative separates the site in half, with a tower portion at the south end and a low-rise portion to the north. The tower will house the courthouse functions based on a two-courtroom-per-floor arrangement around one central circulation core. Locating the courthouse tower on the south end of the site results in increased view potential and minimizes the length of the existing tunnel that connects to the existing jail south of James Street. The Police Department will occupy the second and third floors of the entire site with access from the ground floor. The two roof spaces will be developed as open space accessible for staff, jurors, and the public.

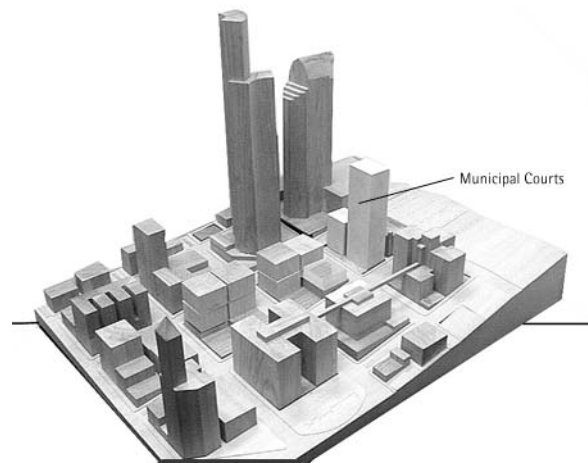


Photo of massing model

Discussion:

- Dubrow:** I understand the tower massing approach. How to express the internal functions on the exterior is a difficult issue to resolve. The Commission struggled with how to visually connect multiple facilities in the WSCTC Expansion Project.
- Foley:** It is important to reflect a strong distinction between the Police Headquarters and the Courthouse facility. In our society they are two very separate functions.

- Dubrow:** The individual lobby spaces can provide the visual separation necessary for a clear distinction of the functions. The upper levels probably don't need as much visual or architectural distinction.
- Forsyth:** Neither entity really wanted collocation in the same building.
- Zieve:** We want to pull the west facade of the building back from the property line approximately 20 feet. This will limit the available floor area, but would provide a larger civic space as a forecourt to the entries. There are numerous examples of this 20 foot forecourt along Fifth Avenue.
- Foley:** The extra sidewalk space will benefit transit riders in the busy evening hours.
- Dubrow:** What will be the primary public and private spaces within the building?
- Zieve:** The judges wanted us to allocate the best spaces for the public. Therefore, the jury rooms will be located on the top floor of the tower with the best views. Both roofs will be accessible for judges, police, and employees. Roof terraces may accommodate public functions as well. The use of roof space should probably be addressed in the Design Guidelines for the entire complex.
- Forsyth:** Security is a major issue driving this design. The metal detection system may need to be split into two lines.
- Dubrow:** Artist involvement in security systems like metal detectors can improve their visual impact.
- Forsyth:** We noticed in the workshop responses that the symmetrical courthouse design is often associated with equality and balance.
- Dubrow:** Will differences in floor heights corresponding to different functions create problems in how the facades are treated?
- Zieve:** The courtroom floors will be approximately 18 feet high, but will be located in the tower. The lower floors will primarily be office spaces of similar heights.
- Forsyth:** We have accommodated for the program in this massing model, now we will develop the building's form and appearance.
- Athens:** What will be the office floor height and will there be opportunities to maximize daylighting?
- Forsyth:** The office floor heights will be approximately 14 feet and there will be opportunities to explore daylighting.
- Puma:** The Police Department offices to be housed in this facility will not include the typical downtown precinct functions. It won't be a place to file complaints or pay traffic tickets. It will house the administration and possibly detective units.
- Dubrow:** Have you explored a combined entry for both functions with a grand court entry space with security detection equipment at the lower roof terrace level? This might afford an opportunity to use the outdoor terrace space as a forecourt to the courthouse.
- Zieve:** From a security standpoint we need to know if someone is armed and dangerous immediately upon entering the building. There will be a three-story high civic atrium accessed from the street.
- Puma:** Having a threshold of security concentrated at the entrances reduces the need for security protection at many points throughout the building.
- Dubrow:** I encourage making a real civic space on the lower roof level. Is there room for artist involvement in the design of major architectural elements?
- Forsyth:** Pam Beyette will be involved in the design of the building form and will help coordinate the artist involvement process.
- Dubrow:** Artist involvement should be a major aspect of the facade development given that the west facade will have a significant public presence.

- Forsyth:** Further design will be difficult prior to having the final Municipal Civic Center Master Plan with its set of Design Guidelines. There are few examples of Police/Courthouse combination buildings to draw from.
- Dubrow:** The themes of justice established for the art elements should include hopes and aspirations of what justice should be. It is important that the range of art themes allow for various interpretations of what justice means.
- Beyette:** We will be using many artists with different views of justice. Other opportunities for artist involvement may include the creation of safe environments such as child interview rooms or spaces for victims.
- Foley:** To what degree will this building be considered part of the Civic Center?
- Haskell:** There is consensus that it has to read as a complex, including this building.
- Zieve:** The tower at the south end of the site will form a vertical terminus to the horizontal open space, shown in the Master Plan, along James Street.
- Sundberg:** I like the localized symmetry in the courthouse tower. The police facility is more difficult to imagine.
- Zieve:** Do you think the different functions of each entity should be expressed or unified?
- Sundberg:** I think that issues of scale can differentiate the functions, especially in the higher courtroom levels and the lower floors. I wouldn't exaggerate the differences. The issue of continuity within the entire Municipal Civic Center Master Plan can be addressed through similar cornice lines or other visual indicators of continuity.
- Hansmire:** The quarter block configuration is appropriate. The massing of courtrooms in the tower at the south end results in a better relationship with the proposed open space concept along James Street.
- Girvin:** I support the proposed massing concepts and encourage diversity in the treatment of the two functions. It is important that the courtroom tower not overpower the police headquarters.
- Sundberg:** As the first piece of the Municipal Civic Center, it is crucial that the design be carefully developed and reflect true civic values.
- Zieve:** Do you recommend stone as the primary material?
- Sundberg:** I recommend a light, warm colored stone.
- Action:** **The Commission appreciates the presentation and supports the conceptual massing of the site as presented. The Commission:**
- encourages further exploration of sustainability issues that will ensure an environmentally sensitive design,
 - recommends early artist involvement and integration, and
 - encourages the use of materials that exemplify permanence and regional character.

012199.3 Project: **Executive Director Candidate Forum**
 Phase: Executive Director Search
 Time: 1 hr. (N/C)

The Commission discussed urban design and related issues with a candidate for the Executive Director Position.

012199.4 Project: **Commission Business**

Action Items:

- A. MINUTES OF JANUARY 7TH MEETING: Approved as amended.

Discussion Items:

- B. DESIGN COMMISSION SPECIAL MEETING: The Design Commission will meet from 8:00 to 1:00 on January 28th for a special additional meeting.
- C. SR-519 UPDATE: The SR-519 project includes improved connections between I-90 and Alaskan Way via Royal Brougham and Atlantic Streets. Various alternative connections have been explored for Royal Brougham between the Safeco Field and the new exhibition center. Alternatives may include a direct connection to the exhibition center parking garage. The project will be presented to the Commission in February.
- D. LIGHT RAIL REVIEW PANEL: The LRRP has been reviewing the DEIS for Sound Transit's proposed alignment.
- E. SOUND TRANSIT DEIS COMMENT: The DEIS is in the public review and comment phase.
- F. MARION STREET BRIDGE: The Commission will receive an update regarding the project's status in February.
- G. CENTRAL AREA GATEWAY WORKSHOP: The Central area Gateway Workshop is scheduled for Saturday February 6th, from 8:30 to 3:30.
- H. LIBRARIES: Vanessa Murdock and Alex Harris will meet on February 1st to discuss Commission involvement in the downtown and neighborhood library projects.
- I. SAND POINT CONSULTANT SELECTION: Four candidates were chosen to participate in the final selection process. Final interviews will take place next week.
- J. KUBOTA GARDEN NEIGHBORHOOD MATCHING GRANT STROLL GARDEN: The Commission will review the NMG project as a subcommittee on Feb. 4th.

012199.5 Project: **WSCTC Expansion Project: Museum of History & Industry**

Phase: Design Development

Presenters: Bruce Donnally, LMN Architects
Chuck Hartung, WSCTC

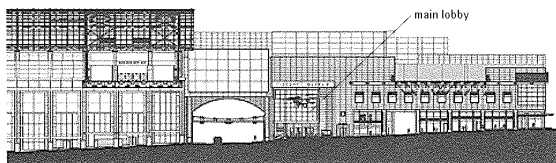
Attendees: Beverly Barnett, Seattle Transportation
Chris Eseman, LMN Architects
Jane Hendricks, LMN Architects
John Howell, Museum of History & Industry (MOHAI)
Nora Jaso, Studio Jaso
Dan Johnson, WSCTC
Matt Lampe, Executive Services Department
John Nesholm, LMN Architects
Marilyn Senour, Seattle Transportation
Glenn Weiss, WSCTC

Time: 1 hr. (0.3%)

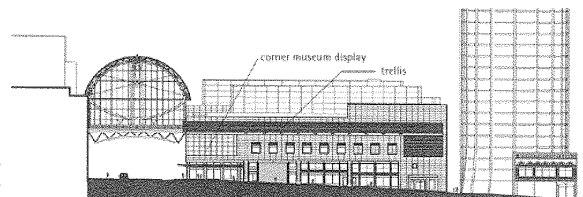
The Museum of History and Industry (MOHAI) portion of the WSCTC Expansion Project is at the end of the design development phase. The final design includes changes based on previous Commission comments and recommendations. The main lobby has been further refined with the glass wall wrapping around the west facade. The main lobby and the southeast corner display will give the museum an identity on Pike Street and provide dramatic display spaces for major pieces. The facade materials include a light moss colored pre-cast concrete with a vertical scoring texture, accents of buff gray concrete, and steel canopies over the retail storefronts.



MOHAI entry perspective



Pike Street elevation



Pike Street elevation

Discussion:

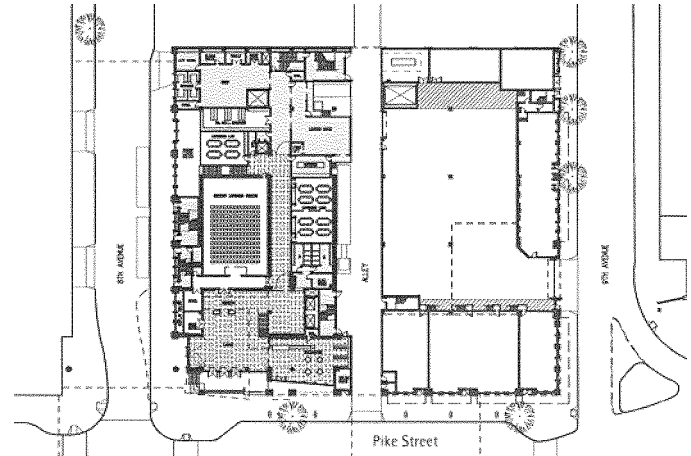
Hartung: We have presented the proposed scheme to the WSCTC Design Committee. They are excited about the design and the degree of color differentiation between MOHAI and the Convention Center.

Howell: The museum Board and Design Committee are also very excited about the project's color differentiation and the prominence of the main entry space.

Dubrow: What purpose does the trellis of foliage serve?

Hartung: They have been in the scheme since early phases of design as an attempt to relate to the balcony plantings on the existing WSCTC facility.

Dubrow: The facade composition appears to have an interesting interplay of color which the foliage band seems to undermine. An attempt to relate to the existing WSCTC building is appropriate, but the trellis doesn't seem well integrated into the facade.



MOHAI ground floor plan

Donnally: The trellis line indicates the top of the museum floor space. The upper facade encloses support spaces and screens the delivery trucks from view. Below the trellis is a reveal that forms a base for the trellis. Within this reveal will be a series of built in bracket connections for hanging MOHAI banners.

Dubrow: I am not strongly opposed to the trellis, although it doesn't feel well integrated with the facade.

Foley: What material will the trellis be made out of?

Donnally: The trellis will be a metal frame projecting from the wall approximately 30 inches with planter boxes behind. The plants will be accessed through panels in the wall system that can be opened.

Girvin: What type of plant material will be grown on the trellis.

Donnally: I don't remember the name of the plant, but it is a type that will grow up rather than hang down.

Foley: I like the project's development. The Pike Street facade has been well developed. What will the north facade look like?

Donnally: It will have a green pre-cast concrete exterior with buff gray concrete block areas that have decorative tile medallions. It is essentially a lot line party wall that we have tried to enhance aesthetically.

Sundberg: The north side is quite an improvement. Who will design the tile medallions?

Hartung: Tower 801 will design the medallions and we will install them. We will also allow them to put up trellises, lights, or other fixtures that will enhance the plaza at ground level.

Girvin: I like the transparency of the entries and the southeast corner.

Donnally: They will be great opportunities to showcase various museum pieces.

Hartung: The glass facade of the main entrance is canted for increased visibility and projects three feet over the sidewalk at the upper levels. The cantilever will be incorporated into the aerial street vacation request.

Hansmire: What is the project's schedule?

Hartung: March 2nd we will present to the City Council. The City Council will take a final action on the vacations. We plan to begin construction by the first of April. The office tower portion begins construction next week.

Sundberg: I would like to see the Eighth Avenue lighting and art design as soon as possible.

Hartung: We plan to present it to the Design Committee on February 2nd. We will present it

to the Commission after that meeting.

Action: The Commission appreciates the presentation and recommends approval of the project as presented in design development. The Commission requests a presentation of the Eighth Avenue tunnel lighting and art design.

012199.6 Project: Executive Director Candidate Forum
 Phase: Executive Director Search
 Time: 1 hr. (N/C)

The Commission discussed urban design and related issues with a candidate for the Executive Director Position.